



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **MP-6**

May 6, 2004

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**WORKMAN MILL ROAD - PARCELS 17-21EX AND 17-21EX.1  
SALE OF SURPLUS PROPERTY - UNINCORPORATED BASSET AREA OF THE  
COUNTY OF LOS ANGELES  
SUPERVISORIAL DISTRICT 1  
3 VOTES**

### **IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Workman Mill Road, Parcels 17-21EX (5,844 square feet) and 17-21EX.1 (28,634 square feet), located at the north and southwest sides of the intersection of Workman Mill Road and 3rd Street, respectively, in the unincorporated Basset area of the County of Los Angeles, to be excess.
3. Authorize the sale of Parcels 17-21EX and 17-21EX.1 to The Community Development Commission of the County of Los Angeles (CDC), a body corporate and politic, for \$398,000.
4. Instruct the Chairman to sign the Quitclaim Deed upon presentation by Public Works and authorize delivery to the Grantee.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the County of Los Angeles to sell to the CDC a parcel of surplus property along Workman Mill Road in the unincorporated Basset area of the County of Los Angeles, conditional upon their payment in full for the property. Parcels 17-21EX and 17-21EX.1 are located on the north and southwest sides of the intersection of Workman Mill Road and 3rd Street.

The County acquired the fee title to Parcels 17-21EX and 17-21EX.1 as part of the land needed for the Workman Mill Road project. Construction has been completed, and the subject parcels lie outside of the required right of way. The CDC is the adjacent property owner, and they requested to purchase this property for housing purposes.

### **Implementation of Strategic Plan Goals**

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be deposited into the Road Fund. Furthermore, the sale will eliminate the need to maintain the property and reduce the County's expenses and liability.

### **FISCAL IMPACT/FINANCING**

The proposed selling price of \$398,000 represents the market value. The CDC has agreed to purchase Parcels 17-21EX and 17-21EX.1 for this amount, which will be deposited into the Road Fund upon receipt from the CDC. Revenues from the sale will be used for road purposes.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

As required by California Government Code Section 65402, a notification of the proposed sale was submitted to the Department of Regional Planning for its report as to conformance with the adopted General Plan. Since no answer was received within the 40-day period as stipulated in this Section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plan.

Pursuant to Government Code Section 54222, all relevant agencies of the State, County, City, and the School District were notified of the proposed sale. The CDC was the only respondent, indicating their intent to acquire the property for the purposes of developing low income housing.

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The sale is not considered adverse to the County's purposes. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbon and minerals. The Quitclaim Deed will be approved by County Counsel prior to execution and will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

With respect to requirements of CEQA, this sale of property is categorically exempt, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of the State CEQA Guidelines.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

None.

### **CONCLUSION**

This action is in the County's best interest. Upon presentation by Public Works, please have the original and duplicates of the Quitclaim Deed signed by the Chairman and acknowledged by the Executive Officer of the Board of Supervisors. After execution, please return the original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

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cc: Auditor-Controller (Accounting Division - Asset Management)  
Chief Administrative Office  
County Counsel